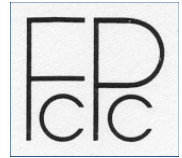




# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## MEETING SUMMARY Wednesday April 10, 2013

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ITEM	TIME	ACTION REQUESTED
<b><u>9:30 AM</u></b>		
1. <b><u>MINUTES</u></b>		<b>DECISION</b>
February 13, 2013 Meeting March 13, 2013 Meeting <b>APPROVED</b>		
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u>ADEQUATE PUBLIC FACILITIES ORDINANCE(APFO)</u></b>		<b>DECISION</b>
a) <b><u>Springfield Manor</u></b> – The applicant is requesting approval of the APFO Letter of Understanding (LOU) for a Country Inn that generates less than the 50 trip per peak hour testing threshold, but is required to contribute to existing area road escrow accounts. Located along Auburn Road between Putnam and Baugher road File: SP79-17; APFO AP 13230 <i>Traffic Engineer, Ron Burns</i> <b>APPROVED</b>		
5. <b><u>SITE PLAN</u></b>		<b>DECISION</b>
a) <b><u>Linton Section III</u></b> - The applicant is requesting site plan approval for a 5,093 square foot community center with two swimming pools; 4,805 and 356 square feet respectively, on a 1.1-acre site within the Linton PUD. Located at the corner of Ballenger Creek Pike MD 351 and Alan Linton Boulevard, east of Elmer Derr Road. Zoned: Planned Unit Development (PUD), Planning Region: Adamstown. Tax Map 85 / Parcel 44. File: S-1128, Site AP 13311, APFO AP 13312 & FRO AP 13313 <i>Tolson DeSa, Principal Planner</i> <b>APPROVED</b>		

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### 6. PRELIMINARY PLAT

### DECISION

- a) Horan - The applicant is requesting preliminary plat approval for 45 Residential Cluster lots on a 45.02-acre site. Located at the terminus of Winmoor Drive, near Prices Distillery Road. Zoned: R-1 Residential, Planning Region: Urbana. Tax Map 106 / Parcel 6.  
File: S-1154, Preliminary AP 13190, APFO AP 13215 & FRO AP 13195  
*Tolson DeSa, Principal Planner*

**APPROVED**

### 7. COMBINED PRELIMINARY / SITE PLAN

### DECISION

- a) Newport Ridge - The applicant is requesting Combined Preliminary/Site Plan and Adequate Public Facilities approval for 38 single family attached dwelling, on a 7.6-acre site. Located the terminus of Newport Drive East and West, south of Springridge Parkway. Zoned: Planned Unit Development (PUD), Planning Region: New Market. Tax Map 78 / Parcels 110 and 708.  
File: S-861, Preliminary AP 13345, APFO AP 13258 & FRO AP 13259  
*Tolson DeSa, Principal Planner*

**APPROVED**

### 8. CONCEPT SITE PLAN

### DECISION

- a) Urbana M1-F VC Lots - The applicant is requesting concept site plan approval for six (6) residential lots on 1.14 acres adjacent to the Villages of Urbana PUD Section M-1F. Located on the north side of Urbana Pike at its intersection with Sugarloaf Parkway. Zoned: Village Center (VC). Planning Region: Urbana. Tax Map 96 / Parcel 68.  
File: SP01-36, Site AP 13251 & FRO AP 13262  
*Denis Superczynski, Principal Planner*

**APPROVED**

### 9. SITE PLANS

### DECISION

- a) Urbana M1-F - The applicant is requesting site plan approval for the Villages of Urbana, Section M-1F, consisting of 111 dwelling units and including 10 single-family detached dwellings, 83 townhouses, and 18 'two over two' dwellings on a 14.18 acre site. Located on the south side of Worthington Boulevard, east of Sugarloaf Parkway. Zoned: Planned Unit Development (PUD). Planning Region: Urbana.  
Tax Map 96 / Parcel 249.  
File: SP01-36, Site AP 13260, APFO AP 13261 & FRO AP 13262  
*Denis Superczynski, Principal Planner*

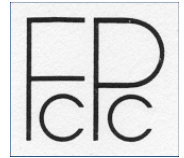
**APPROVED**

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## MEETING SUMMARY

### Wednesday April 10, 2013

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- b) [Starbucks](#) - The applicant is requesting site plan approval for a Starbucks restaurant with drive-through service on 0.57 acres. Located on the south side of Urbana Pike at its intersection with Sugarloaf Parkway adjacent to the McDonalds restaurant and PNC Bank. Zoned: Village Center (VC). Planning Region: Urbana. Tax Map 96 / Parcel 63.  
File: SP03-09, Site AP 13211, APFO AP 13212 & FRO AP 13213  
*Denis Superczynski, Principal Planner*  
**APPROVED**

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